HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Regina CMA

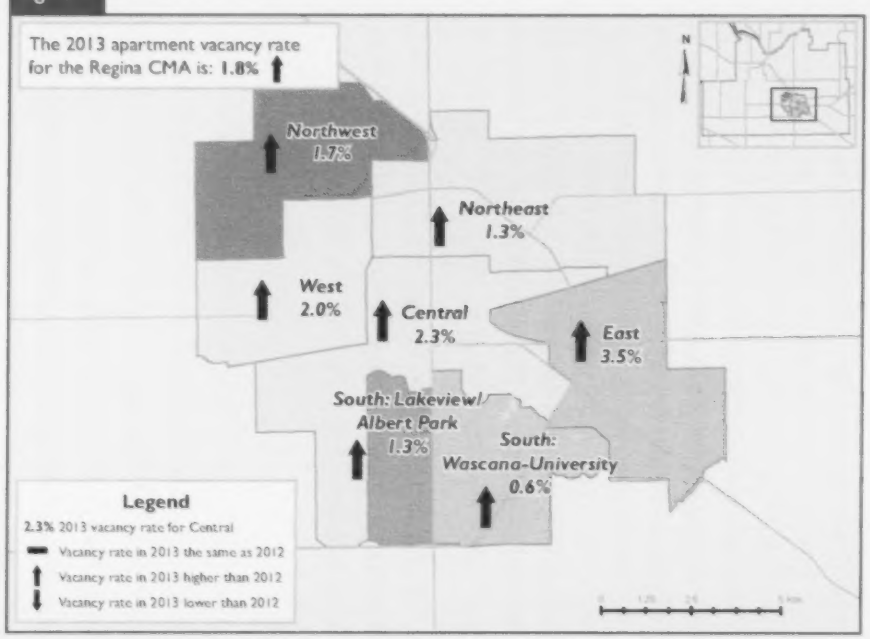
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- In the primary rental market, the vacancy rate in Regina's privately-initiated rental apartments was 1.8 per cent in October 2013, up from 1.0 per cent in October 2012.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Regina CMA was $1,018 in October 2013.
- In rental structures common to both the 2012 and 2013 surveys, the year-over-year change in the average rent for a two-bedroom apartment was 3.7 per cent this October.
- The vacancy rate for row units increased to 1.8 per cent in October 2013, up from 0.3 per cent in October 2012.

Figure 1


The 2013 apartment vacancy rate for the Regina CMA is: 1.8%
N
Northwest 1.7%
Northeast 1.3%
West 2.0%
Central 2.3%
East 3.5%
South: Lakeview/ Albert Park 1.3%
South: Wascana-University 0.6%
Legend
2.3% 2013 vacancy rate for Central
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

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Apartment Vacancy Rates (%) by Major Centres	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Primary Rental Market Survey

Regina apartment vacancy rate increased in 2013

The apartment vacancy rate[1] in the Regina Census Metropolitan Area (CMA) was 1.8 per cent in October 2013, an increase from the 1.0 per cent recorded in last year's survey. As was the case in the previous survey, low vacancies in the purpose-built rental market have spurred the construction of rental apartments in Regina. The completion of these rental units has added to overall supply levels in the Regina CMA, contributing to the rise in vacancies this year. Nonetheless, with strong employment growth in 2013, particularly among the typical renter group aged 15-24 years, demand for rental units remains elevated. In addition, heightened net migration to the city has maintained the vacancy rate below two per cent in the current survey.

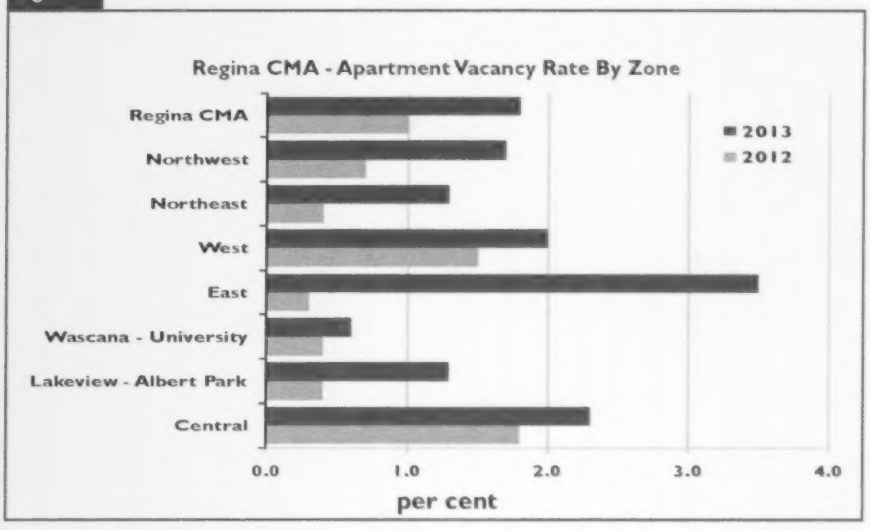
The October 2013 survey found that apartment vacancies increased across most zones within the City of Regina. The apartment vacancy rate ranged from a high of 3.5 per cent in the East zone to a low of 0.6 per cent in the Wascana University area. Vacancies remained low in the Wascana University area, thanks to the proximity of units to the University of Regina and strong demand from students. While the East zone recorded the largest year-over-year increase of 3.2 percentage points in vacancies this fall, readers are cautioned that the area's relatively small rental universe in most bedroom types can amplify the changes in the vacancy rate between surveys. Meanwhile, the Central zone recorded an apartment vacancy rate of 2.3 per cent this October, while the vacancy rate in the West zone was 2.0 per cent. The Northwest zone, which experienced the largest gain in the rental market universe, saw an increase in the vacancy rate to 1.7 per cent in October 2013 from 0.7 per

Figure 2

Source: CMHC Rental Market Survey – Structures of 3+ units

[1] Based on privately-initiated rental apartment structures of three or more units.

Figure 3



Source: CMHC Rental Market Survey – Structures of 3+ units

cent in October 2012. The Northeast and Lakeview/Albert Park zones both recorded vacancy rates of 1.3 per cent in the October 2013 survey.

The vacancy rates by bedroom type ranged from a low of 1.5 per cent for two-bedroom suites to a high of 2.6 per cent for apartments with three or more bedrooms. During the October 2013 survey, all bedroom types recorded increases in their vacancies rate from last fall's survey. With a 2.2 percentage point increase, three-bedroom+ suites had the largest increase in vacancies. Meanwhile, vacancies among bachelor, one-bedroom and two-bedroom suites all increased by 0.8 of a percentage point from the October 2012 survey.

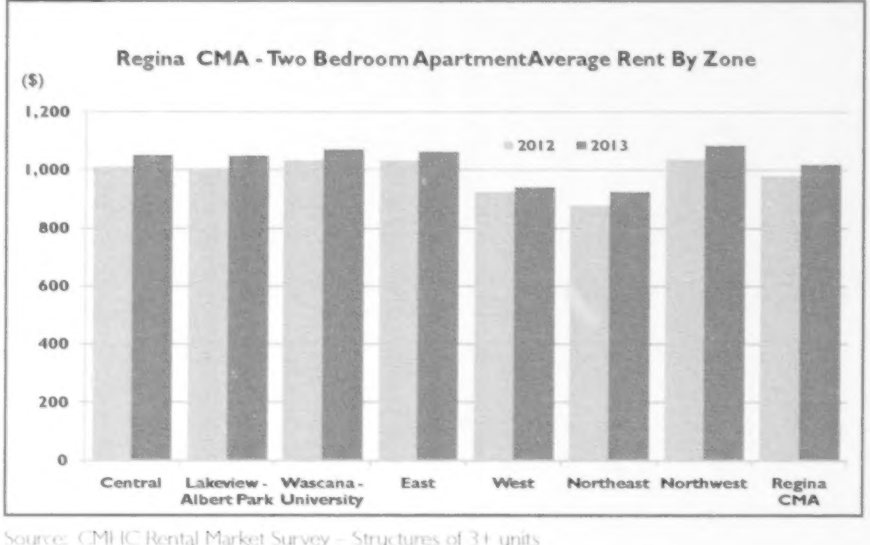
In Canada Mortgage and Housing Corporation's (CMHC) October 2013 survey, newer structures continued to have a lower vacancy rate relative to older buildings. Apartments in structures built in 2000 or later had a vacancy rate of 0.2 per cent in October 2013, down from 0.4 per cent one year earlier. By comparison, structures built from 1940 to 1989 had a vacancy rate of 1.7 per cent or higher in the October 2013 survey. This differential suggests an appetite for newly-constructed units in Regina, as renters vacate older units in favour of newer ones.

Average rents rise in most survey zones

Given the low apartment vacancy rate in the Regina CMA, the average monthly rent increased from October 2012 to October 2013. Following a 4.7 per cent year-over-year gain in October 2012, fixed-sample[2] rents for all existing apartments in the Regina CMA increased 4.1 per cent this fall compared to last year. One-bedroom suites posted the largest year-over-year gain in fixed-sample rents, at five per cent. Reporting among the smallest gains in structures common to both surveys were two-bedroom apartments, with a 3.7 per cent increase over the October 2012 survey. This followed a 4.8 per cent gain in fixed-sample rents in October 2012.

On a fixed-sample basis, the average rent for a two-bedroom apartment increased across most zones within the Regina CMA. Lakeview recorded among the highest fixed-sample rent

Figure 4



Source: CMHC Rental Market Survey – Structures of 3+ units

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

increases in two-bedroom apartments, at 4.1 per cent year-over-year. The West zone had one of the lowest fixed-sample rent increases between the two October surveys, at 1.5 per cent.

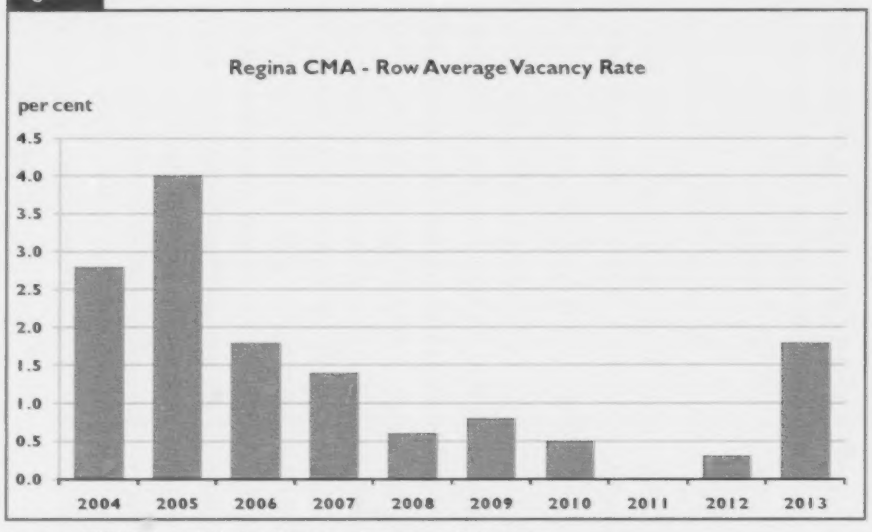
Taking into account both existing and new structures, the average monthly rent for a two-bedroom apartment in the Regina CMA was $1,018. Across the zones, the Northwest reported one of the highest average monthly rents, at $1,085 per month. Rental structures in this zone tend to be newer and larger, thus supporting higher rents. As indicated earlier, the Northwest zone also reported the strongest additions to the universe via new construction. Meanwhile, the lowest average rent for a two-bedroom apartment was reported in the Northeast zone, at $924 per month.

Supply of private rental apartments increased

The universe of purpose-built rental apartments in the Regina CMA increased between the October 2012 and 2013 surveys, rising by 187 units. Changes in the number of units in the universe are impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey can either be vacant and for sale, demolished, boarded up, or converted to other uses.

From July 2012 to June 2013, local builders in the Regina CMA completed 159 rental apartments.[3]

Figure 5



Source: CMHC Rental Market Survey – Structures of 3+ units

This followed 178 completions during the previous 12-month period. These additions resulted in an increase in Regina's apartment rental universe in the October 2013 survey. There were no apartment rentals removed from the universe in the past year to be converted to condominiums. By comparison, between October 2011 and October 2012, there were 83 apartment rental units that converted to condominiums. In the 2013 survey, a lower number of units were temporarily removed from the universe for renovation.

Availability rates moved higher

The October 2013 survey recorded an increase in Regina's availability rate[4] for apartment rental units compared to the previous survey, rising to 2.6 per cent from 1.6 per cent in October 2012. At 5.1 per cent, the availability rate was highest in the East zone and lowest in Wascana University at 1.5 per cent. Given a relatively smaller rental universe, the East zone also reported the largest increase in the availability rate, rising 4.4 percentage points from the previous year. While six zones within the City of Regina all experienced gains in availability, the availability rate was unchanged in the Central zone from October 2012, at 2.7 per cent.

Row vacancy rate increased in 2013

Mirroring the increase in the apartment rental market, the vacancy rate for Regina's row (townhouse) rentals increased to 1.8 per cent this fall from 0.3 per cent in the October 2012 survey. Vacancies for row units in the Regina CMA ranged from a low of 1.1 per cent among two-bedroom suites to a high of 7.5 per cent for one-bedroom units. Readers should be cautioned in interpreting the high

[3] In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

[4] A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

vacancy rate among one-bedroom units, as the 7.5 per cent vacancy rate represents only three vacant units out of a universe of 40. The total universe of Regina's row rentals remained relatively unchanged at 901 units in October 2013, compared to 897 units in October 2012.

Despite a vacancy rate on par with Regina's rental apartments, fixed-sample rents for row units increased at a slower pace than apartments in the October 2013 survey. Fixed-sample rents rose 3.4 per cent year-over-year for row units or townhouses, less than the 5.2 per cent increase recorded in the October 2012 survey.

The average monthly rent for a two-bedroom townhouse in the Regina CMA was $1,121 in October 2013. Within the boundaries of the City of Regina, the average monthly rent for a two-bedroom row unit was $1,127 in the current survey.

Secondary Rental Market Survey[5]

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Secondary Rental Market Survey: Condominium Apartments

Vacancies decline in rental condominium apartments

In contrast to the increase in vacancies in the purpose-built commercial rental market, the vacancy rate in Regina's investor-owned and rented condominiums declined in the past year. As shown in Table 4.1.1, the vacancy rate in rental condominium apartments across the Regina CMA decreased from 1.9 per cent in October 2012 to 1.4 per cent this fall.

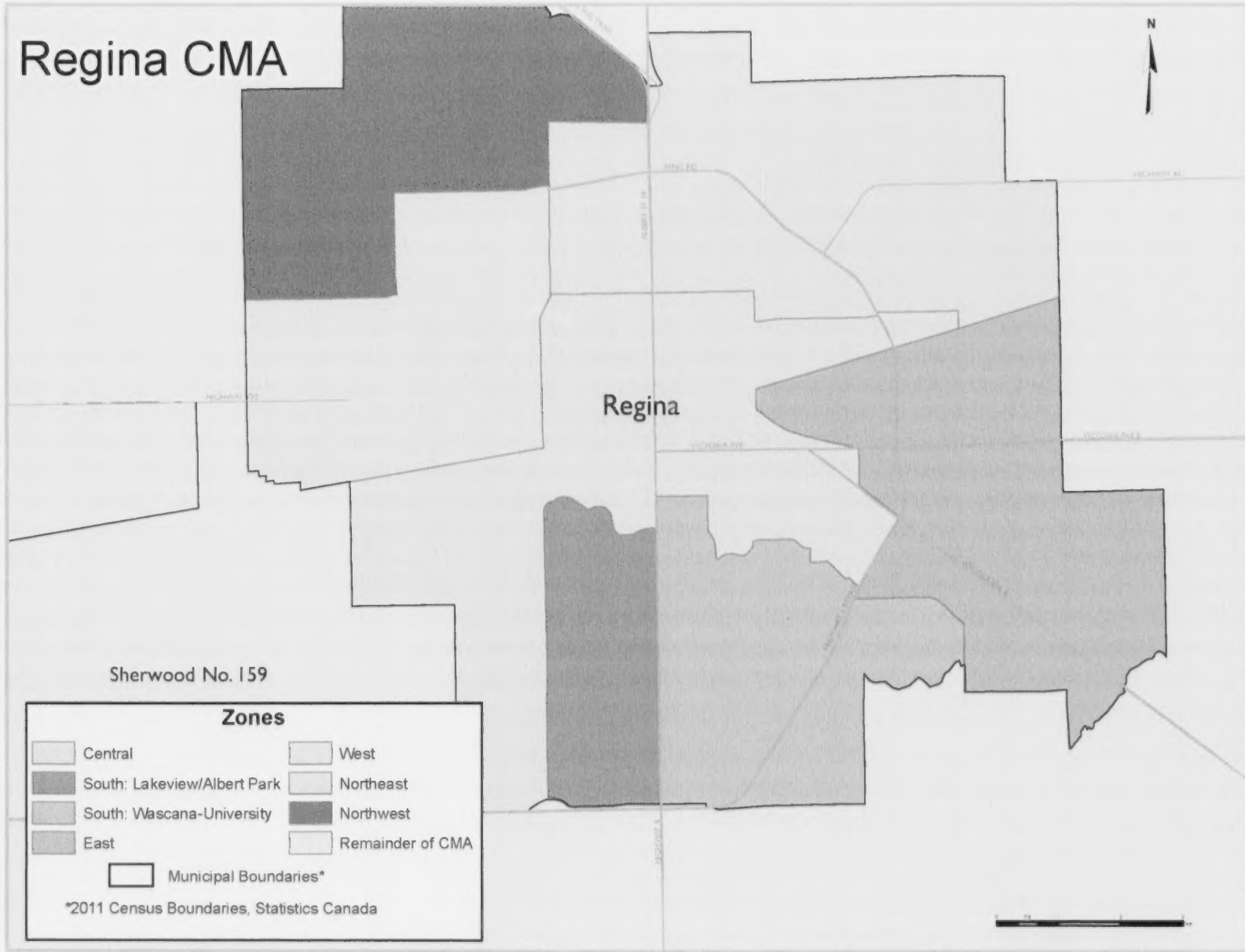
In the October 2013 survey, the universe of condominium apartments in Regina increased 7.4 per cent to 5,616 units from 5,231 units last fall. The number of condominium apartments identified as rental totalled 1,280 suites, compared to 1,317 suites in October 2012. As a result, the proportion of condominium units indentified as investor-owned and rented rather than owner-occupied decreased to 22.8 per cent of the total condominium universe, compared with 25.2 per cent in 2012.

Secondary Rental Market Survey: Other Dwelling Types

Regina's other segment of the secondary rental market includes households in rented single-detached houses, semi-detached houses, freehold row or townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. Based on CMHC's fall 2013 survey, there were an estimated 10,084 households in Regina's other secondary rental market, compared to 9,711 households in October 2012. There were an estimated 5,157 Regina households renting single-detached homes, compared to 4,829 households in the October 2012 survey. The number of households renting semi-detached, row, or duplex units this year was 3,319 compared to 3,138 last October.

Table 5.1 highlights the average rents in the secondary market by dwelling type. For all unit types, the average rent in October 2013 was relatively unchanged from a year prior, at $1,011. A single-detached house rented for an average of $1,048 per month in October 2013, compared to $1,040 in October 2012. Semi-detached, row, and duplex units, commanded an average rent of $1,022 per month, compared to $993 in the October 2012 survey.

[5] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Regina CMA
N
Regina
Sherwood No. 159
Zones
Central
South: Lakeview/Albert Park
South: Wascana-University
East
West
Northeast
Northwest
Remainder of CMA
Municipal Boundaries*
*2011 Census Boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	**Central** - Census tracts: 0004, 0007, 0008.01, 0009.01, 0010, 0011, 0012, 0013, 0014, 0017, 0018 and 0019.
Zone 2	**South: Lakeview/Albert Park** - Census tracts: 0002.01, 0002.02, 0003 and 0005.
Zone 3	**South: Wascana-University** - Census tracts: 0001.01, 0001.02 and 0006.
Zone 4	**East** - Census tracts: 0008.02, 0009.02, 0015, 0016, 0100.08, 0100.10, 0100.11, 0100.12 and 0100.13.
Zone 5	**West** - Census tracts: 0020, 0021, 0022.01, 0022.02, 0023.01, 0023.02 and 0024.
Zone 6	**Northeast** - Census tracts: 0025.01, 0025.02, 0026, 0027, 0028.01, 0028.02 and 0100.05.
Zone 7	**Northwest** - Census tracts: 0028.03, 0100.01, 0100.02, 0100.03, 0100.04 and 0100.09.
Zones 1-7	**Regina City**
Zone 8	**Outlying Areas** - Census tracts: 0100.14, 0101.01, 0101.02, 0102 and 0103.00.
Zones 1-8	**Regina CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	1.6	2.4	1.8	2.3	1.7	2.1	3.9	4.4	1.8	2.3
Zone 2 - South: Lakeview/Albert Park	1.1	2.3	0.4	1.3	0.4	1.1	0.0	0.0	0.4	1.3
Zone 3 - South: Wascana University	0.0	0.0	0.5	0.8	0.3	0.5	**	**	0.4	0.6
Zone 4 - East	0.0	0.0	0.5	5.1	0.4	2.7	0.0	4.1	0.3	3.5
Zone 5 - West	0.0	0.0	1.7	2.6	1.5	1.8	0.0	0.0	1.5	2.0
Zone 6 - Northeast	3.5	3.3	1.1	1.5	0.0	1.1	**	**	0.4	1.3
Zone 7 - Northwest	**	**	1.5	2.6	0.4	1.2	**	**	0.7	1.7
Regina City (Zones 1-7)	1.4	2.2	1.2	2.0	0.7	1.5	0.4	2.6	1.0	1.8
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**1.4**	**2.2**	**1.2**	**2.0**	**0.7**	**1.5**	**0.4**	**2.6**	**1.0**	**1.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	620	639	790	838	1,010	1,049	1,195	1,241	841	889
Zone 2 - South: Lakeview/Albert Park	652	695	886	931	1,006	1,046	1,256	1,354	925	966
Zone 3 - South: Wascana University	689	697	884	903	1,033	1,070	**	**	970	999
Zone 4 - East	719	**	859	899	1,033	1,060	1,216	1,228	1,017	1,049
Zone 5 - West	602	619	808	846	923	941	**	1,138	868	895
Zone 6 - Northeast	669	687	800	846	876	924	**	**	849	895
Zone 7 - Northwest	**	**	952	968	1,035	1,085	**	**	1,013	1,044
Regina City (Zones 1-7)	633	657	831	875	979	1,018	1,175	1,211	897	938
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**633**	**657**	**831**	**875**	**979**	**1,018**	**1,175**	**1,211**	**896**	**938**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	408	395	2,016	2,018	1,098	1,179	24	22	3,546	3,614
Zone 2 - South: Lakeview/Albert Park	174	171	1,142	1,135	1,050	1,051	30	31	2,396	2,388
Zone 3 - South: Wascana University	23	22	392	393	612	611	9	8	1,036	1,034
Zone 4 - East	4	5	196	196	541	547	122	121	863	869
Zone 5 - West	49	49	412	407	620	624	16	20	1,097	1,100
Zone 6 - Northeast	30	30	453	457	1,009	1,003	18	18	1,510	1,508
Zone 7 - Northwest	2	2	131	190	284	347	6	6	423	545
Regina City (Zones 1-7)	690	674	4,742	4,796	5,214	5,362	225	226	10,871	11,058
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	**691**	**675**	**4,754**	**4,808**	**5,225**	**5,373**	**225**	**226**	**10,895**	**11,082**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	3.1	2.7	2.7	2.8	2.6	2.6	3.9	4.4	2.7	2.7
Zone 2 - South: Lakeview/Albert Park	2.3	2.3	1.1	3.0	0.8	2.0	0.0	0.0	1.0	2.5
Zone 3 - South: Wascana University	0.0	0.0	2.0	1.3	0.7	1.6	**	**	1.2	1.5
Zone 4 - East	0.0	0.0	1.0	7.1	0.6	4.0	0.8	6.6	0.7	5.1
Zone 5 - West	0.0	**	2.2	3.1	2.0	2.3	0.0	0.0	1.9	2.6
Zone 6 - Northeast	3.5	3.3	1.1	3.1	0.2	1.5	**	**	0.5	2.0
Zone 7 - Northwest	**	**	2.3	4.2	1.8	1.7	**	**	1.9	2.6
Regina City (Zones 1-7)	2.6	2.5	2.0	3.0	1.2	2.2	0.9	4.0	1.6	2.6
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**2.6**	**2.5**	**2.0**	**3.0**	**1.2**	**2.2**	**0.9**	**4.0**	**1.6**	**2.6**

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Central	7.0	3.7	3.7	5.5	4.4	3.9	14.7	5.4	4.1	4.7
Zone 2 - South: Lakeview/Albert Park	7.0	5.9	5.0	4.9	5.3	4.1	7.9	3.9	5.3	4.6
Zone 3 - South: Wascana University	8.0	2.8	7.4	3.4	6.9	3.8	**	**	6.9	3.3
Zone 4 - East	**	**	3.0	1.5	3.5	1.6	2.3	1.2	3.2	1.9
Zone 5 - West	4.7	3.3	3.5	6.8	4.6	1.5	**	**	4.1	3.1
Zone 6 - Northeast	7.3	3.9	5.0	6.1	4.4	5.3	**	**	4.4	5.5
Zone 7 - Northwest	**	**	4.7	3.5	4.9	4.0	**	**	5.2	++
Regina City (Zones 1-7)	6.9	3.9	4.5	5.0	4.8	3.7	7.9	4.1	4.7	4.1
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**6.9**	**3.9**	**4.5**	**5.0**	**4.8**	**3.7**	**7.9**	**4.1**	**4.7**	**4.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA										
Pre 1940	1.6	1.1	2.1	1.8	4.0	0.0	0.0	8.3	2.3	1.4
1940 - 1959	3.2	0.0	1.6	4.4	1.6	3.9	0.0	0.0	1.7	3.8
1960 - 1974	0.8	3.0	1.2	1.9	0.4	1.3	0.0	1.6	0.8	1.7
1975 - 1989	2.7	2.6	0.9	1.9	0.7	1.5	0.7	2.9	0.8	1.7
1990 - 1999	-	-	**	**	**	**	-	-	**	**
2000+	-	-	0.0	0.0	0.6	0.3	-	-	0.4	0.2
Total	1.4	2.2	1.2	2.0	0.7	1.5	0.4	2.6	1.0	1.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA										
Pre 1940	581	596	707	753	893	893	1,067	**	712	740
1940 - 1959	628	673	763	809	883	921	**	1,353	809	853
1960 - 1974	661	685	810	856	946	989	1,062	1,131	865	907
1975 - 1989	629	632	916	949	1,021	1,048	1,235	1,245	986	1,014
1990 - 1999	-	-	**	**	**	**	-	-	**	**
2000+	-	-	965	1,007	1,107	1,173	-	-	1,059	1,116
Total	633	657	831	875	979	1,018	1,175	1,211	896	938

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA										
3 to 5 Units	**	**	0.0	1.6	2.2	1.9	0.0	4.1	1.5	2.3
6 to 19 Units	2.3	3.4	1.5	2.4	0.7	1.9	0.0	4.0	1.1	2.2
20 to 49 Units	0.5	1.6	1.0	1.9	0.4	0.9	0.0	1.6	0.7	1.4
50 to 99 Units	4.0	1.4	0.8	1.3	0.4	0.7	**	**	0.8	1.0
100+ Units	-	-	1.3	1.5	1.6	2.3	**	**	1.5	1.8
Total	1.4	2.2	1.2	2.0	0.7	1.5	0.4	2.6	1.0	1.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA										
3 to 5 Units	567	593	697	755	883	909	1,170	1,229	848	883
6 to 19 Units	641	665	818	858	963	993	1,227	1,240	895	929
20 to 49 Units	626	658	814	853	982	1,030	1,065	1,110	867	912
50 to 99 Units	655	642	837	900	973	1,030	**	**	896	951
100+ Units	-	-	980	1,031	1,181	1,222	**	**	1,072	1,119
Total	633	657	831	875	979	1,018	1,175	1,211	896	938

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	4.5	2.7	2.4	3.4	1.0	2.0	1.5	1.1	2.2	2.2
Zone 2 - South: Lakeview/Albert Park	0.0	0.0	0.7	1.9	0.2	0.6	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.0	0.3	0.9	0.9	-	-	-	-
Zone 4 - East	0.0	6.3	0.5	4.4	0.0	0.7	**	**	-	-
Zone 5 - West	0.9	3.8	1.7	2.3	0.9	0.0	-	-	-	-
Zone 6 - Northeast	-	-	0.5	0.6	0.4	2.4	**	**	-	-
Zone 7 - Northwest	-	-	1.0	2.5	0.6	2.3	**	**	-	-
Regina City (Zones 1-7)	1.5	2.3	1.1	2.2	0.7	1.4	0.8	1.0	1.5	1.8
Zone 8 - Outlying Areas	-	-	-	-	**	**	-	-	-	-
Regina CMA	**1.5**	**2.3**	**1.1**	**2.2**	**0.7**	**1.4**	**0.8**	**1.0**	**1.5**	**1.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $499	0.0	2.9	**	**	**	**	**	**	0.0	2.3
$500 - $599	2.9	1.1	0.0	0.0	**	**	**	**	1.3	0.6
$600 - $699	1.3	1.7	0.4	1.5	0.0	0.0	**	**	0.7	1.4
$700 - $799	1.7	3.1	0.7	1.3	0.0	1.0	**	**	0.6	1.5
$800+	**	**	1.7	2.4	0.8	1.6	0.5	2.8	1.1	2.0
Total	1.4	2.2	1.2	2.0	0.7	1.5	0.4	2.6	1.0	1.8

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	**	**	**	**	**	**	0.0	0.0	0.6	0.3
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	**	0.0	4.6	0.0	1.8	0.0	3.0
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	2.8	7.9	0.4	1.1	0.2	1.5	0.3	1.8
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**2.6**	**7.5**	**0.4**	**1.1**	**0.2**	**1.5**	**0.3**	**1.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	**	**	**	**	**	**	1,270	1,340	1,186	1,238
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	**	1,022	1,023	1,207	1,231	1,145	1,166
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	793	849	1,097	1,127	1,242	1,285	1,180	1,218
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**778**	**834**	**1,091**	**1,121**	**1,242**	**1,285**	**1,176**	**1,214**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	1	1	12	12	163	163	172	174	348	350
Zone 2 - South: Lakeview/Albert Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - South: Wascana University	0	0	0	0	0	0	34	34	34	34
Zone 4 - East	0	0	22	24	64	65	275	275	361	364
Zone 5 - West	0	0	0	0	36	35	40	40	76	75
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	52	52	58	58
Regina City (Zones 1-7)	1	1	36	38	267	267	585	587	889	893
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	**1**	**1**	**38**	**40**	**273**	**273**	**585**	**587**	**897**	**901**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	**	**	**	**	**	**	1.7	0.0	1.4	0.3
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	**	0.0	4.6	0.7	2.9	0.6	3.8
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	2.8	7.9	0.4	1.1	1.2	2.2	1.0	2.2
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	****	****	**2.6**	**7.5**	**0.4**	**1.5**	**1.2**	**2.2**	**1.0**	**2.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Central	**	**	**	**	**	**	6.4	4.9	5.6	4.4
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	**	2.2	0.3	6.3	1.5	5.6	1.9
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	6.3	7.3	3.3	2.7	5.9	3.4	5.3	3.4
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	6.3	7.4	3.3	2.8	5.9	3.4	5.2	3.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	1.6	2.6	1.8	2.3	1.6	1.8	0.5	0.5	1.7	2.1
Zone 2 - South: Lakeview/Albert Park	1.1	2.3	0.4	1.3	0.4	1.1	0.0	0.0	0.4	1.3
Zone 3 - South: Wascana University	0.0	0.0	0.5	0.8	0.3	0.5	0.0	**	0.4	0.8
Zone 4 - East	0.0	0.0	0.5	5.9	0.3	2.9	0.0	2.5	0.2	3.3
Zone 5 - West	0.0	0.0	1.7	2.6	1.4	1.7	0.0	0.0	1.4	1.9
Zone 6 - Northeast	3.5	3.3	1.1	1.5	0.0	1.1	3.3	3.3	0.5	1.3
Zone 7 - Northwest	**	**	1.5	2.6	0.3	1.1	**	**	0.6	1.5
Regina City (Zones 1-7)	1.4	2.3	1.2	2.1	0.7	1.5	0.2	1.8	0.9	1.8
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**1.4**	**2.3**	**1.2**	**2.1**	**0.7**	**1.5**	**0.2**	**1.8**	**0.9**	**1.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	620	639	790	838	1,025	1,063	1,262	1,329	873	921
Zone 2 - South: Lakeview/Albert Park	652	695	886	931	1,006	1,046	1,256	1,354	925	966
Zone 3 - South: Wascana University	689	697	884	903	1,033	1,070	**	**	984	1,013
Zone 4 - East	719	**	848	889	1,031	1,056	1,210	1,230	1,055	1,083
Zone 5 - West	602	619	808	846	932	952	1,222	1,250	889	916
Zone 6 - Northeast	669	687	800	846	876	924	927	996	851	897
Zone 7 - Northwest	**	**	953	969	1,037	1,086	**	**	1,042	1,070
Regina City (Zones 1-7)	633	657	831	875	985	1,023	1,224	1,265	918	959
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**633**	**657**	**830**	**875**	**984**	**1,023**	**1,224**	**1,265**	**918**	**959**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	409	396	2,028	2,030	1,261	1,342	196	196	3,894	3,964
Zone 2 - South: Lakeview/Albert Park	174	171	1,142	1,135	1,050	1,051	30	31	2,396	2,388
Zone 3 - South: Wascana University	23	22	392	393	612	611	43	42	1,070	1,068
Zone 4 - East	4	5	218	220	605	612	397	396	1,224	1,233
Zone 5 - West	49	49	412	407	656	659	56	60	1,173	1,175
Zone 6 - Northeast	30	30	453	457	1,009	1,003	30	30	1,522	1,520
Zone 7 - Northwest	2	2	133	192	288	351	58	58	481	603
Regina City (Zones 1-7)	691	675	4,778	4,834	5,481	5,629	810	813	11,760	11,951
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	**692**	**676**	**4,792**	**4,848**	**5,498**	**5,646**	**810**	**813**	**11,792**	**11,983**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	3.1	3.0	2.7	2.8	2.3	2.3	2.0	0.5	2.6	2.5
Zone 2 - South: Lakeview/Albert Park	2.3	2.3	1.1	3.0	0.8	2.0	0.0	0.0	1.0	2.5
Zone 3 - South: Wascana University	0.0	0.0	2.0	1.3	0.7	1.6	0.0	**	1.1	1.7
Zone 4 - East	0.0	0.0	0.9	7.7	0.5	4.1	0.8	4.0	0.7	4.7
Zone 5 - West	0.0	**	2.2	3.1	1.8	2.2	1.8	0.0	1.9	2.4
Zone 6 - Northeast	3.5	3.3	1.1	3.1	0.2	1.5	3.3	3.3	0.6	2.0
Zone 7 - Northwest	**	**	2.3	4.2	1.7	1.7	**	**	1.7	2.5
Regina City (Zones 1-7)	2.6	2.7	2.0	3.1	1.2	2.2	1.1	2.7	1.6	2.6
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**2.6**	**2.6**	**2.0**	**3.0**	**1.2**	**2.2**	**1.1**	**2.7**	**1.6**	**2.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Central	6.9	3.6	3.8	5.5	4.3	3.8	10.5	5.2	4.3	4.7
Zone 2 - South: Lakeview/Albert Park	7.0	5.9	5.0	4.9	5.3	4.1	7.9	3.9	5.3	4.6
Zone 3 - South: Wascana University	8.0	2.8	7.4	3.4	6.9	3.8	**	**	6.7	3.3
Zone 4 - East	**	**	3.1	2.0	3.3	1.4	4.4	1.4	4.0	1.9
Zone 5 - West	4.7	3.3	3.5	6.8	4.6	1.8	5.3	++	4.1	3.2
Zone 6 - Northeast	7.3	3.9	5.0	6.1	4.4	5.3	**	**	4.5	5.5
Zone 7 - Northwest	**	**	4.7	3.5	4.9	4.0	**	**	5.0	++
Regina City (Zones 1-7)	6.8	3.9	4.5	5.1	4.7	3.6	7.0	3.8	4.7	4.1
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**6.9**	**3.8**	**4.5**	**5.0**	**4.7**	**3.6**	**7.0**	**3.8**	**4.7**	**4.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Regina CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA	1.9	1.4	1.0	1.8

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Regina CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Regina CMA	**	657	**	875	**	1,018	**	1,211

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Regina CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA				
3 to 24 Units	2.9	2.0	1.0	2.0
25 to 49 Units	1.3	1.4	0.5	1.3
50+ Units	1.7	1.2	1.1	1.3
Total	1.9	1.4	1.0	1.8

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Regina CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA	5,231	5,616	1,317	1,280	25.2	22.8	1.9	1.4

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Regina CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA								
3 to 24 Units	1,112	1,140	243	236	21.8	20.7	2.9	2.0
25 to 49 Units	1,644	1,680	237	255	14.4	15.2	1.3	1.4
50+ Units	2,475	2,796	842	786	34.0	28.1	1.7	1.2
Total	5,231	5,616	1,317	1,280	25.2	22.8	1.9	1.4

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Regina CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Regina CMA										
Single Detached	**	**	**	**	877	815	1,148	1,180	1,040	1,048
Semi detached, Row and Duplex	**	**	**	**	846	1,034	1,054	1,045	993	1,022
Other-Primarily Accessory Suites	**	**	**	**	**	1,000	1,049	**	829	**
Total	**	**	**	**	866	910	1,102	1,114	982	1,011

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Regina CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Regina CMA		
Single Detached	4,829	5,157
Semi detached, Row and Duplex	3,138	3,319
Other-Primarily Accessory Suites	1,744	1,609
Total	9,711	10,084

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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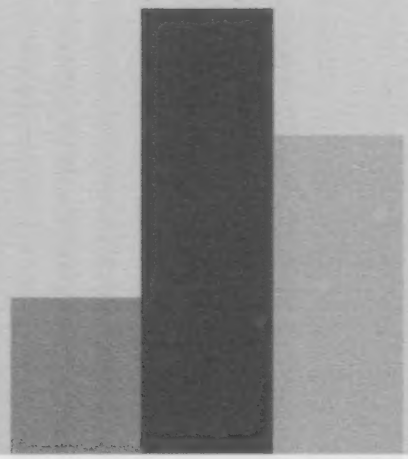

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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- Preliminary Housing Start Data
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